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17 Brinsley Hill  
Jacksdale NG16 5HT  
£375,000



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## 17 Brinsley Hill Jacksdale NG16 5HT

A superb two-bedroom detached bungalow enjoying a delightful semi-rural position with stunning open views across Greenbelt land and rolling countryside to the front, rear and side, whilst remaining within easy reach of excellent local amenities and close proximity to transport links including the M1.

Set well back from the road, this impressive property benefits from an attractive frontage with generous off-road parking and great potential for further development.

The accommodation in brief comprises of an entrance hallway, a spacious lounge enjoying beautiful countryside views to the front elevation, a fitted kitchen diner, utility area, two well-proportioned bedrooms and a family bathroom.

There are useful loft rooms, accessed via a fold-down ladder, offering versatile additional space ideal for storage, hobbies or (subject to planning permission), conversion into additional living space.

Externally, the rear garden is mainly laid to lawn and enjoys a high degree of privacy, featuring a patio seating area, ornamental fish pond and well-stocked planted borders with a variety of shrubs, trees and bushes. To the rear of the garden is a large detached garage providing excellent storage or workshop potential.

Located within the popular village of Jacksdale, the property is perfectly positioned to enjoy both countryside living and everyday convenience. Jacksdale offers a range of local amenities, schools, pubs and shops, whilst neighbouring towns such as Eastwood, Ripley and Nottingham are all easily accessible. The surrounding area is renowned for its scenic countryside walks, making it an ideal location for those seeking a quieter lifestyle without compromising on connectivity.

Viewing is highly recommended to fully appreciate the accommodation, setting and outstanding views this unique property has to offer. Offered to the Market with no upward chain.





### Entrance Hallway

L-shaped hallway with doors off, storage cupboard, loft hatch with loft ladder, radiator, carpet flooring & double glazed door to the front elevation.

### Lounge

13'11" x 10'0" (4.24m x 3.05m)

Inviting lounge with double glazed bay window to the front elevation with fantastic countryside views, tiled fireplace with open fire (not checked), coving to ceiling, ceiling rose, TV point, wall lights, radiator, carpet flooring & double glazed bay window to the front elevation.



### Kitchen Diner

12'0" x 10'8" (3.66m x 3.25m)

Wall, base & drawer units with laminate worktop over, stainless steel 1 1/2 bowl sink & drainer with mixer tap, tiled surround, free standing cooker, space for fridge, storage cupboard, cupboard housing Baxi boiler, radiator, vinyl flooring, two single glazed windows to the side & rear elevation & wooden single glazed door into utility area.



### Utility Area

9'6" x 4'7" (2.90m x 1.22m/2.13m)

Brick built with double glazed windows, poly carbonate roof, plumbed for washing machine, power, tiled flooring & double glazed door to the rear garden.

### Bedroom One

10'1" x 8'11" (3.07m x 2.72m)

Storage cupboard, radiator, vinyl flooring & double glazed window to the rear elevation.

### Bedroom Two

11'11" x 9'11" (3.63m x 3.02m)

Storage cupboard, radiator, carpet flooring & double glazed window to the front elevation.





### Bathroom

6'9" x 5'10" (2.06m x 1.78m)

Panelled bath, low flush WC, wash hand basin, storage cupboard, fully tiled walls, radiator, vinyl flooring & frosted double glazed window to the rear elevation.

### Loft Rooms

12'6" x 9'6" (3.81m x 2.90m)

Storage cupboard & Double glazed Dormer window.

### Loft Room Two

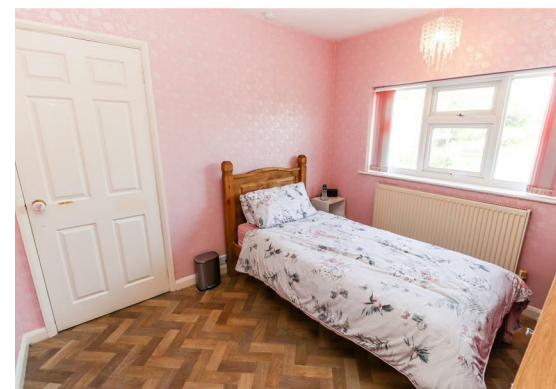
9'3" x 6'11" (2.82m x 2.11m)

Boarded with double glazed Dormer window.

### Loft Room Three

8'7" x 7'0" (2.62m x 2.13m)

Boarded with storage cupboard & double glazed Dormer window.



### Outside

#### Front Garden

A spacious front garden with a well-maintained lawn area, bordered by a selection of plants, shrubs, and small trees. The borders are stocked with a variety of flowering and evergreen plants, adding colour and interest throughout the year.

A driveway runs along one side of the garden, providing easy access to the rear of the property and detached garage.

#### Rear Garden

Featuring two lawns, stocked borders with colourful plants & shrubs, & a variety of trees. There's a patio area, a peaceful fish pond, & a cold water tap and a storage cupboard. The garden is enclosed by a fence & hedge, with countryside views beyond, creating a private and tranquil outdoor space.

#### Garage & Carport

23'03" x 14'3" (7.09m x 4.34m)

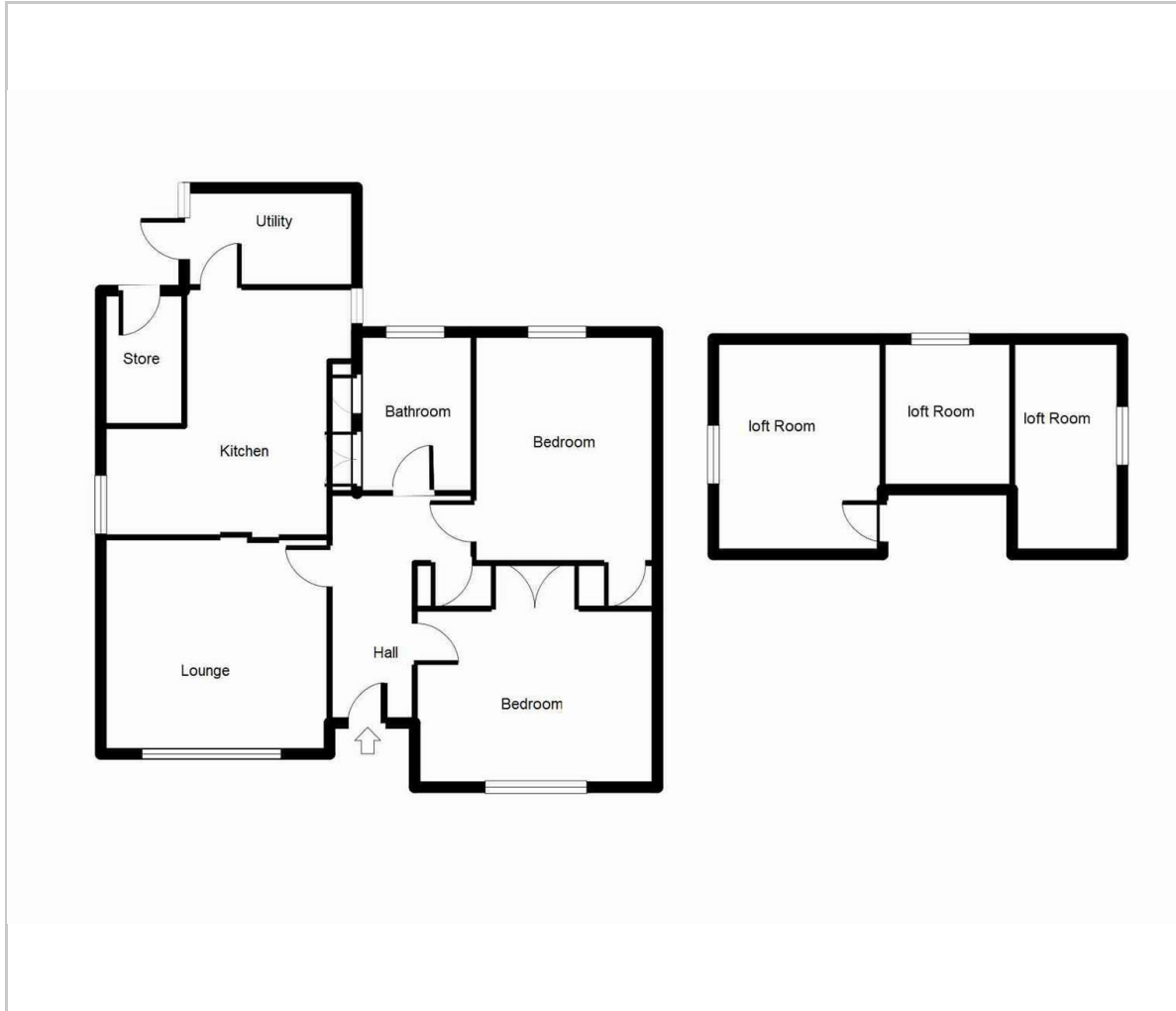
Wooden triple doors, light and power, windows to front and side.







## Floor Plan



## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD  
 Tel: 01773 535535 Email: [property@charlesnewton.co.uk](mailto:property@charlesnewton.co.uk) [www.charlesnewton.co.uk](http://www.charlesnewton.co.uk)

## Area Map



## Energy Efficiency Graph

